

TRANSFER
TAX
PAID

WARRANTY DEED

Know All Men By These Presents

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42-10

That William P. Dubord as Trustee of the Annie M. Joseph Testamentary Trust, of Waterville, County of Kennebec and State of Maine, whose mailing address is P.O. Box 708, Waterville, ME 04903-0708 in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by Allan L. Rancourt of Waterville, County of Kennebec and State of Maine, and whose mailing address is 50 Pleasant Street, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Allan L. Rancourt, his heirs and assigns forever, property in Waterville, County of Kennebec, State of Maine, described as follows:

The real property in Waterville, County of Kennebec, State of Maine, with buildings and improvements thereon, described as follows:

Beginning in the southeasterly line of Cherry Hill Drive at an iron pin marking the southwesterly corner of Lot Number 7 and the northwesterly corner of Lot Number 6 which now or formerly belongs to Harold Vigue and running thence northeasterly in said line of Cherry Hill Drive one hundred seventeen (117) feet to an iron pin driven in the ground; thence southeasterly about one hundred sixty and five tenths (160.5) feet to an iron pin marking the northwesterly corner of Lot Number 18 now or formerly owned by Melvin W. Beck; thence southwesterly in the northwesterly line of said Lot Number 18, one hundred twenty-two (122) feet to an iron pin marking the southwesterly corner thereof; thence northwesterly in line of land of said Vigue one hundred eighty-five and five tenths (185.5) feet to the point of beginning.

Being Lot Number 7 on Cherry Hill Drive as shown on Plan attached to deed from Harvey D. Eaton to Melvin W. Beck, dated April 2, 1952, recorded in the Kennebec County Registry of Deeds in Book 923, Page 168. (The second line above described differs somewhat from the line shown on the recorded plan).

Excepting and Reserving from the above described lot a triangular parcel in the northeasterly corner, bounded and described as follows:

Beginning at an iron pin marking the southeasterly corner of said Lot Number 7; thence northeasterly along the dividing line between Lot 7 and Lot 18, a distance of 122 feet to an iron pin marking the northeasterly corner of Lot 7 and the northwesterly corner of said Lot 18; thence northwesterly along the northeasterly line of Lot 7, a distance of 30 feet; thence in a straight line to the point of beginning.

The above described premises are conveyed subject to the restrictions, limitations, conditions, and covenants as contained in said deed from Harvey D. Eaton, to which deed reference is hereby made for a more particular description of same.

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Also, another certain lot or parcel of land in Waterville, County of Kennebec and State of Maine, described as follows:

Beginning at a stone monument in the southerly line of Cherry Hill Drive and at the westerly corner of a lot of land now or formerly of Harold D. Hersum, thence southerly along the westerly line of said Hersum one hundred fifty-eight (158) feet to a stone monument in the northerly line of Lot #17 on plan of Cherry Hill Drive, dated August 29, 1950 and recorded in the Kennebec County Registry of Deeds in Book 17, Pages 34 and 35; thence westerly along the northerly line of said Lot #17 thirty (30) feet to an iron pin; thence northerly and parallel with the line first described one hundred sixty-three (163) feet to the southerly line of Cherry Hill Drive; thence easterly in the line of said Cherry Hill Drive six and five tenths (6.5) feet to a stone monument; thence continuing in the southerly line of said Cherry Hill Drive twenty-four (24) feet to the point of beginning, being a strip of land thirty (30) feet in width from the westerly side of what was formerly Lot #8 on said plan of Cherry Hill Drive, as shown on a sketch attached to the deed recorded in the Kennebec County Registry of Deeds in Book 947, Page 139.

This parcel has been made a "defacto" part of Lot No. 7 and is restricted and bound by all the covenants in the deed from Harvey D. Eaton to Melvin W. Beck dated April 2, 1952 and recorded in the Kennebec County Registry of Deeds in Book 923, Page 168.

Being the same premises conveyed to William P. Dubord as Trustee of the Annie M. Joseph Testamentary Trust by Herbert W. Joseph Sr. as Personal Representative of the Estate of Annie M. Joseph by Deed of Distribution by Personal Representative dated July 1, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4879, Page 141.

Also, hereby conveying an easement through property in Waterville, Maine, hereinafter described, to lay, excavate and construct, operate and forever maintain underground water pipes, sewer pipes and appurtenances therein, and to repair and renew the same. Said easement to be in and under a strip of land twenty feet (20') in width along the southerly bound of the below described property situate in said Waterville, bounded and described as follows, to wit:

Beginning at an iron pin in the westerly line of the First Rangeway marking the northeasterly corner of Lot No. 18 which has been bargained to Melvin W. Beck and running thence westerly on the northerly line of said Lot No. 18, one hundred seventy-five (175) feet to the northwesterly corner thereof and running thence northerly forty-five (45) feet to an angle; thence turning somewhat to the left and running about eighty-one (81) feet to the southwesterly corner of Lot No. 16; thence turning approximately a right angle to the right and running on the southerly line of said Lot No. 18 easterly to an iron pin marking the southeasterly corner of said Lot No. 16 marked by an iron pin in the westerly line of said First Rangeway; thence southerly on said First Rangeway one hundred twenty-five (125) feet to the point of beginning. Containing about twenty thousand five hundred (20,500) square feet and being Lot No. 17 as laid out on a plan made by Robert N. Cram and revised by Harry E. Green.

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Land to be restored to existing finish grade after any and all excavations or repair work.

Being all and the same easement as conveyed in a Deed of Distribution by Personal Representative of Herbert W. Joseph Sr. as Personal Representative of the Estate of Elias A. Joseph and the Estate of Annie M. Joseph to William P. Dubord as Trustee of the Annie M. Joseph Testamentary Trust dated March 31, 1995 and recorded in said Registry in Book 4879, Page 139.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Allan L. Rancourt, his heirs and assigns, to him and his use and behoof forever.

AND I do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my successors and assigns shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said William P. Dubord as Trustee of the Annie M. Joseph Testamentary Trust have hereunto set my hand and seal this 23rd day of December, 1996.

Signed, Sealed and Delivered
in the presence of

Catherine L. Roberts
Witness

William P. Dubord
William P. Dubord, Trustee of the
Annie M. Joseph Testamentary Trust

STATE OF MAINE
County of Kennebec, ss.

Dated: December 23, 1996.

Personally appeared before me on the day and year aforesaid the above-named, William P. Dubord, and acknowledged that the foregoing instrument to be his free act and deed in his capacity and the free act and deed of said Trust.

Before me,

Catherine L. Roberts
Catherine L. Roberts, Notary Public
My commission expires: 12-8-99



RECEIVED KENNEBEC SS.

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ATTEST: Therese Rancourt
REGISTER OF DEEDS